

## Central Austin Combined Neighborhood Plan Group Residential Exclusion Corrections

One of the intents of the Central Austin Neighborhood Plan (which includes UNO) was to densify West Campus by making a place for students and Greek organizations while lessening the pressure for dense student development in the other neighborhoods near the University. At that time, there was discussion on limiting Group Residential in MF-4 because of the number of MF-4 properties and because of the proximity of the University. **Group Residential allows Greek organizations.** A conditional overlay restricting Group Residential was not applied consistently through our area to meet the agreed upon intent. During the Plan, a conditional overlay was placed on some of the MF-4 properties to make Group Residential a prohibited use. **Somehow at the last minute, some tracts of MF4 properties had the prohibition, and others did not. In order to correct this, CANPAC needs a Plan Amendment.** Also, instead of prohibiting Group Residential for all MF4 properties, **we have reached a compromised that a conditional overlay for Group Residential as a conditional use be applied to the left out tracts of MF4 properties.**

We are providing a list of MF-4 properties that do not have a conditional overlay to restrict Group Residential use. We have also included MU properties since these allow Group Residential. To be consistent in our area, MU properties should have a conditional overlay added to allow Group Residential as a conditional use, because MU properties do not have to be mixed-use.

Listed below is each neighborhood within the Central Austin Combined Neighborhood Plan and the MF-4 properties without a Group Residential Restriction:

### Hancock Neighborhood Association

1. MF-4 properties with a CO in the neighborhood plan restricting Group Residential
  - a) None
2. MF-4 properties without a CO restricting Group Residential
  - a) E 32nd Street- 908, 916, 914, 912, 910
  - b) Keith Ln- 925, 923, 921, 919, 917, 915, 911, 916, 914, 912, 910, 908
  - c) Kim Ln- 3300
  - d) Duncan Ln- 915, 913, 911, 909, 907, 905, 910
  - e) Red River- 3301, 3311, 3304 (tract 526A), 3401, 3501 (tract 529)
  - f) 45<sup>th</sup> Street- 609, 611
  - g) Duval- 4305 (tract 562)
3. MU properties without a restriction on Group Residential.
  - a) Keith Ln- 904
  - b) Red River- 3205, 3209, 3207, 3208, 3210, 3212, 3310, 4011, 4210, 4306, 4400, 4404, 4407, 4411, 4425
  - c) Park Blvd- 812, 500
  - d) Harmon Ave- 3503, 3701, 3703, 3811
  - e) E 38- 1011, 1014, 1016
  - f) E 38.5- 1012, 1013, 1015, 1016, 1017
  - g) E 39- 1006, 1008
  - h) E 40- 1000, 1004, 1008, 1005, 1007, 1009, 1015
  - i) E 41- 905, 907, 909, 915, 923, 927, 929, 1007, 1009, 1011, 1021, 1033
  - j) Duval- 4001, 4003, 4303, 4409

### Eastwoods Neighborhood Association

1. MF-4 properties with a CO in the neighborhood plan restricting Group Residential
  - a) None
2. MF-4 properties without a CO restricting Group Residential
  - a) Rathervue Place- 505, 507, 509 (tract 503); 601, 605 (tract 503A)
  - b) Park Place- 612
  - c) San Jacinto- 2809
  - d) Elmwood Place- 500, 502, 504, 506, 507, 508, 509, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609

- e) Harris Park- 2806, 2902, 2904
- 3. MU properties without a restriction on Group Residential.
  - a) San Jacinto- 2819, 2821, 2827
  - b) Bellevue Place- 501
  - c) Medical Arts- 2900, 2901, 2902, 2911, 2912, 2915, 3000, 3001, 3004, 3110
  - d) East 32<sup>nd</sup>- 805, 811

#### North University Neighborhood Association

NCCD restricts Group Residential in some districts. NUNA is willing to consider opting in to this overlay for some MF4 properties in Adams Park3 & 3A, and Guadalupe Districts, but has not officially voted to do so- vote will be on 2/ 1/10 .

#### Heritage Neighborhood Association

- 4. MF-4 properties with a CO in the neighborhood plan restricting Group Residential
  - a) None
- 5. MF-4 properties without a CO restricting Group Residential
  - a) West- 2915 (tract 165)
  - b) Guadalupe- 3000 (tract 183)
- 6. MU properties without a restriction on Group Residential.
  - a) None submitted

#### Shoal Crest Neighborhood Association

- 1. MF-4 properties with a CO in the neighborhood plan restricting Group Residential
  - a) San Pedro- 2710 (tract 133)
  - b) Salado- 2800, 2802, 2810 (tract 135)
  - c) Salado- 2811, 2813, 2815 (tract 137)
- 2. MF-4 properties without a CO restricting Group Residential
  - a) W 28- 710 (tract 136)
  - b) Salado- 2818, 2820, 2822, 2826, 2807
  - c) Rio Grande- 2800, 2804, 2810, 2812, 2816, 2818, 2822, 2824
- 3. MU properties without a restriction on Group Residential.
  - a) W 29- 801, 805, 807, 809, 905, 909, 911, 913, 915, 917
  - b) Pearl- 2842

#### University Area Partners (Association for University Neighborhood Overlay district)

Not applicable- UNO overlay- area for Greek organizations

#### Original West University Neighborhood Association

- 1. MF-4 properties with a CO in the neighborhood plan restricting Group Residential
  - a) 1011, 1013 W23RD ST; 2207 Leon ST; 2200, 2204, 2212, 2216 San Gabriel ST. (Tract 54)
  - b) 1010 W 23<sup>RD</sup> ST; 2305 Leon St. (Tract 55)
- 2. MF-4 properties without a CO restricting Group Residential
  - a) 1919 Robbins Place
  - b) 1005 W. 22<sup>nd</sup> St.; 1904, 1906, 1908, 2100, 2102, 2108, 2110 San Gabriel St. (Track 30)
  - c) 2317 Shoal Creek Blvd.; 1201 W. 24<sup>th</sup> St. (Tract 45) \* Historical Fraternity
- 3. MU properties without a restriction on Group Residential.
  - a) 2201 N. Lamar Blvd. (Tract 43A)
  - a) 2205 North Lamar Blvd.



## UNIVERSITY AREA PARTNERS, INC.

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David Sullivan, Chairman  
Planning Commission  
City of Austin  
C/O Robert Heil  
City of Austin  
PO Box 1088  
Austin, Texas 78767

June 1, 2010

Re: Proposal to make Group Residential a conditional use in MF-4 zoned properties

Dear Mr. Sullivan,

Representatives of CANPAC have been in communication with the Planning Commission about a proposal to make Group Residential use a conditional use in MF4 zoned properties. Our understanding is that this change would apply to all MF4 properties within the CANPAC area except for those properties that fall within the boundaries of the University Neighborhood Overlay, (or UNO.)

I am writing as President of University Area Partners, one of the neighborhoods in the CANPAC area, to let you know that we have not yet agreed to support this issue. We would like to ask you to postpone further action on this measure until we can have a reasonable opportunity to look into the matter and hear from our constituents.

At our most recent general meeting the topic was raised for discussion. There were strong concerns expressed that students and student related organizations have not been sufficiently involved in this process, and yet the outcome could impact them greatly. As you know students are less available at this time because UT is not in session, and many students and much of the leadership of student organizations will not be available during the summer sessions either. For this reason, we are asking that this matter be tabled until at least September, giving students and student organizations a chance to be involved in this process.

We do have MF-4 properties within the boundaries of University Area Partners but not within the UNO. There are also properties currently used as Group Residential, within UAP but not the UNO. We would like some time to understand what the impact on these properties might be.

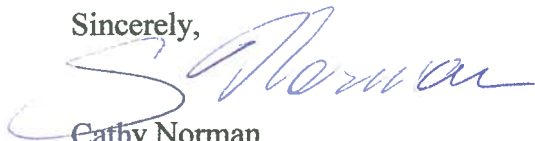
Residents of student co-op housing are a significant constituency within our group. Some of these have expressed concern that the measure as it currently stands will

unnecessarily impact the co-ops' ability to expand into MF4 properties that could be appropriate for co-op housing.

We also think it a bit of an exaggeration to state that this move is simply an outgrowth of, and an implementation of, general principles already agreed upon during the neighborhood planning process that took place in this area a few years ago. Certainly, there is a strong agreement that we need to protect the character of our single family neighborhoods, and that the UNO was created so that developments of greater height, density and scale could be concentrated there and away from those single family areas. This never meant that all multi-family uses would be located within the UNO, and in fact there are many other parts of the planning area where multi family is permitted, and certain properties have long been used for group residential purposes. As far as we know, the only part of the Neighborhood Plan that dealt with group residential use was the NCCD created within the NUNA neighborhood. Even within that NCCD, which required an extensive process to implement, group residential is permitted in certain portions of the neighborhood. Rightfully so, as there are Greek organizations that have been located within that neighborhood, (and other areas outside the UNO,) for many decades.

In summary, we understand and support the sentiment behind this move to protect single family neighborhoods from inappropriate densities and uses, but we are concerned that the measure as currently contemplated may be a bit too sweeping. We don't think the process up to this point has involved all the parties concerned, and we would request a bit more time to ensure all have a chance to participate, and to reach the best solution possible.

Sincerely,



Cathy Norman

President

University Area Partners